

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/1 Hatfield Drive Drouin, 3818
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$450,000 & \$495,000
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Median sale price

Median price	\$452,500	Property Type	UNIT	Suburb	DROUIN
Period - From	24-Apr-2023	to	23-Apr-2024	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/12 McKindlay St, Drouin	\$490,000	11-Jan-2024
2	2/22A Albert Rd, Drouin	\$455,000	27-Nov-2023
3	1/32 Railway Ave, Drouin	\$470,000	15-Nov-2023

This statement of information was prepared on 23-Apr-2024 at 11:55:06 AM EST